3 Lacey Avenue,
Coulsdon, CR5 1LQ - Price £538,000

JOHN BROWN & MARK YOULL

SALES & LETTINGS

An opportunity to purchase this Semi-Detached Family Home in a fantastic level location offering Three Bedrooms and Family Bathroom, Downstairs Wet Room, Spacious Lounge, Kitchen, Dining Room with a conservatory opening onto Level Rear Garden. The property offers Off-Street Parking. Conveniently situated being only a 'stone's throw' from Lacey Green shops and a few minutes' level walk from the delightful open countryside of Coulsdon Common and Farthing Downs. Old Coulsdon village offers excellent local facilities including good transport links, library, churches and a good choice of well-respected schools for all ages. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent

- Semi-Detached Family Home
- Three Bedrooms
- Family Bathroom
- Downstairs Wet Room
- Kitchen
- Lounge
- Conservatory
- Level Garden
- Off Street Parking
- Close to Amenities

The Property
Ombudsman

Ground Floor
Approx. 61.8 sq. metres (664.7 sq. feet)

Conservatory
2.44m x 3.70m
(8' x 12'2")

Kitchen
2.57m x 2.41m
(8'5" x 7'11")

Dining Room
4.49m x 3.35m
(14'9" x 11')

Entrance Hall

Lounge
4.78m (15'8") max
x 3.64m (11'11")

Shower Room
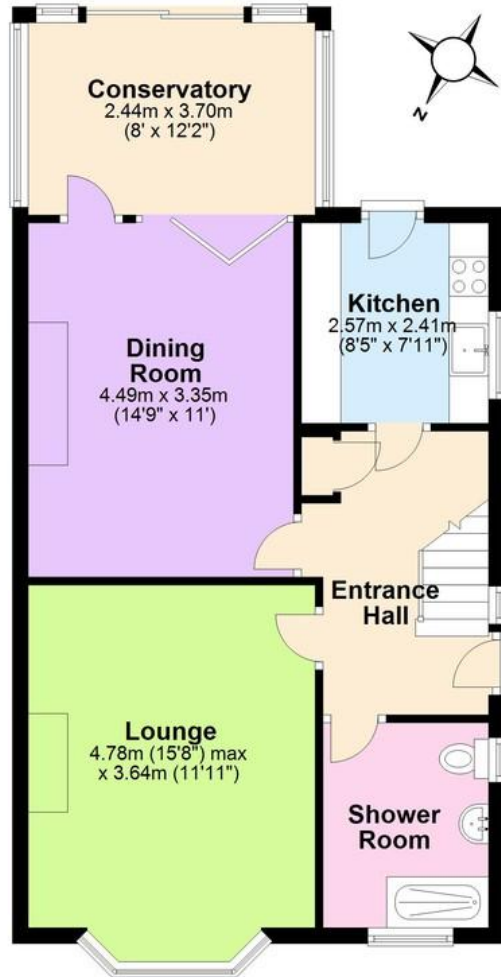
First Floor
Approx. 52.3 sq. metres (562.7 sq. feet)

Bathroom

Bedroom 2
4.49m (14'9")
x 3.42m (11'3") max

Landing

Bedroom 1
4.78m (15'8") max
x 3.34m (10'11")

Bedroom 3
2.60m x 2.51m
(8'6" x 8'3")
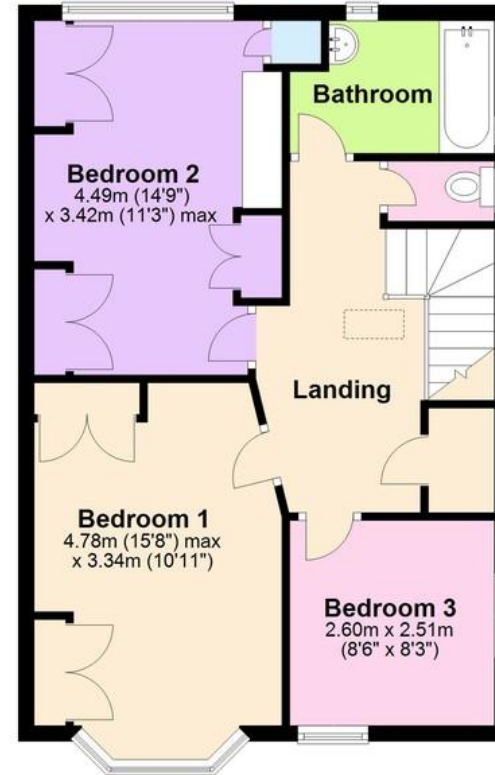
Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Call us on **020 8668 5344 / 01737 551111**

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